



May Cottage, Spring Gardens

Dorking

OIEO £600,000

Property Features

- Superb town centre location
- Meticulously re-modelled
- Three bedrooms
- Modern family shower room
- Landscaped rear garden
- Single garage with power and lighting
- Pretty courtyard to the front
- Open plan living
- Spacious interiors
- Off street parking for two cars



Full Description

A beautifully presented three-bedroom family home, thoughtfully extended and fully updated throughout. Featuring a landscaped rear garden, driveway parking for two cars and a single garage, this property enjoys a prime position just off Dorking's vibrant High Street- within easy reach of local amenities and train stations.

The ground floor welcomes you with an enclosed porch and WC, leading into a stunning open-plan kitchen, living and conservatory space that forms the heart of the home. The bespoke kitchen, designed and installed by Thyme for Kitchens, offers an excellent range of base and eye-level units with soft-close doors and drawers, generous work surfaces, filtered water, instant boiling water on tap and a selection of integrated appliances including an induction hob and extractor. A particular highlight is the 'Sherbome' conservatory, complete with tinted glass, electronically opening windows, feature dimmable lighting, and bi-fold doors, creating a versatile space that can be enjoyed year-round.

Upstairs, there are three well-proportioned bedrooms, each with built-in storage, all served by a stylish family shower room.

Outside

The house is approached via a charming open plan landscaped garden. The rear garden, redesigned to complement the property's extension, offers an ideal connection between indoor and outdoor living. During the warmer months, this space is perfect for relaxation or entertaining. At the far end of the garden, you will find the single garage and private driveway for two cars.

Council Tax Band & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

Location

Spring Gardens is situated in the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities. Dorking mainline and Deepdene railway stations are within proximity (0.9 miles), just a short 15 minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St. Paul's, St. Martin's and St Josephs at primary level. The general area is famous for its outstanding countryside including The Nower, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

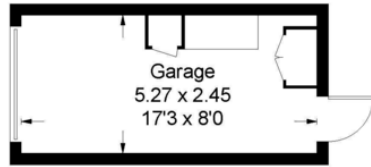
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





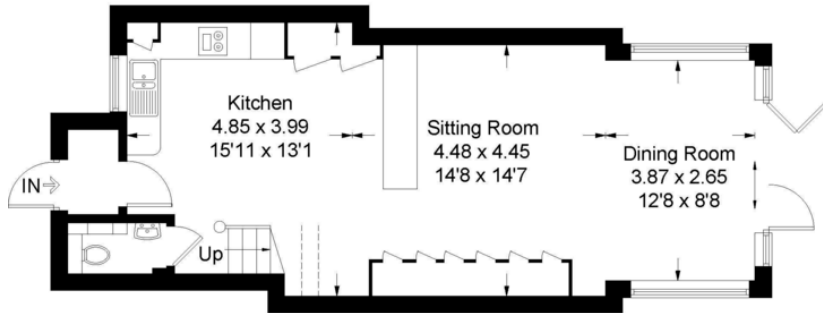
Approximate Gross Internal Area = 90.4 sq m / 973 sq ft
 Garage = 12.9 sq m / 129 sq ft
 Total = 103.3 sq m / 1102 sq ft



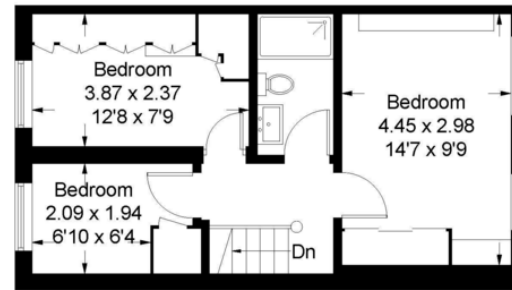
Garage

(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID237415)
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COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

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